

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 23 October 2024, 2pm - 3pm
<b>LOCATION</b>	MS Teams

#### BRIEFING MATTER(S)

PPSSTH-309 – Wollongong – DA-2023/767 – 163-171 Crown Street, 80 & 82 Church Street WOLLONGONG 2500

The Globe Project - Staged Development - demolition of structures above and below ground, tree removal, construction of a mixed-use multi storey development, incorporating a commercial building, hotel, registered club with motel accommodation, basement car parking and associated public domain upgrade works.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Marjorie Ferguson
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Theresa Whittaker, Mark Adamson, April Wilkinson
<b>DPHI</b>	Amanda Moylan, Tracey Gillett

#### KEY ISSUES DISCUSSED

Council's assessment planner provided the Panel with an update of the status of the assessment of the application, and the following matters were discussed:

- Revised package of documents and plans received. Many of the issues raised in the RFI appear to have been resolved, however, final assessment has not yet been undertaken.
- Removal of demolition and earthworks from current DA.
- Measures within DA to manage road closure process prior to activation of any consent.
- TfNSW now support the proposal as key issues regarding intersection design have been addressed.
- Variable height limits across the site.
- Height of proposed hotel tower has been reduced, with exceedance now at 7m. Departure from Clause 8.6 building separation standards sought.
- Deletion of proposed pool from sky bar.
- Delivery of other public benefits from ground level through modified setbacks from western boundary, broader public domain works proposed via Planning Agreement (PA).

- The Planning Agreement is to be dealt with independent of the development application and will include a mechanism to deliver on broader public domain benefits.
- The Panel requested Council ensure the DA can stand alone and provide public benefit, particularly if the Planning Agreement does not progress.
- Benefits to the eastern edge of the development site from a pedestrian link from Crown St through to Globe Lane.
- Site constraints including acid sulphate soils class 5, flood impacts, proximity to heritage items.
- Council confirmed that the revised development scheme will be referred to the Design Review Panel for further comments.
- New plans and documents to be reviewed by relevant Council internal referral groups.
- Amended plans are to be renotified.
- Key assessment issues:
  - Height departure from development standard.
  - Design quality and urban design.
  - Construction impacts.
  - Impacts on businesses fronting or gaining access from Globe land and Globe Way.
  - Landscaping and public domain works.
  - Road closure process.
  - Public interest.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 13 DECEMBER 2024**